

Short North Special Parking Area

Short North Special Parking Area Boundaries:

- North: 5th Ave (centerline)
- South: I-670 (centerline)
- West: centerline of the first alley or street east of Neil
- East: railroad tracks (centerline of the first set of tracks)

Parking Requirements:

- Non-residential: one-half (½) of the requirements of CCC 3312.49
- Extended stay hotel: 1 space per unit
- Two-, three-, and multi-unit dwellings: 1 space per unit
- Exemptions:
 - Art gallery
 - Single-unit dwelling
 - Retail space 2,500 sq ft or less

General Provisions:

- When a fractional space is required, it may be paid through an in-lieu fee, or an entire space may be provided on the site
- Provided parking cannot be tied to a lease agreement and must be used by the intended property
- If applicant has a lease agreement for parking, it will not lesson the in-lieu fee
- For purposes of applying in-lieu fees, an extended stay hotel shall be considered a residential use
- When parking is provided on a separate parcel, it must meet the following requirements:
 - Located within 750 feet of the use to be served;
 - Not be encumbered by an current lease agreement;
 - Spaces are not counted towards satisfying required parking for another property/use; and
 - Be owned, controlled and operated by the same owner and be committed by a recordable covenant acceptable to the City Attorney.

In-Lieu Process:

- All applications are reviewed by BZS for compliance of parking requirements
- BZS notifies Parking Services of the deficiency to initiate in-lieu process
- Zoning clearance and DoTM will withhold approval until in-lieu fees are paid

In-Lieu Fees:

- **Amount:**
 - Residential: \$20,000.00 per parking space
 - Non-residential: \$10,000.00 per parking space
 - Bicycle: \$100.00 per bicycle parking space
- **Maximum amount of parking spaces eligible for in-lieu fees:**
 - Residential: Greater than 25% of the total number of required parking spaces and greater than 15 parking spaces
 - Non-residential: Greater than 25% of the total number of required parking spaces and greater than 30 parking spaces
 - Process: When the deficiency is greater than the maximum amount allowable:

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- Obtain a written recommendation from the appropriate review commission
 - Internal committee will be convened to review the application and all relevant information
 - Internal committee will make a written recommendation to the DoTM Administrator. Subject to review and approval, the Administrator shall determine in-lieu fees that do not deviate from the fee schedule
 - Internal committee: DoTM, BZS, DoD, and any other city representative deemed appropriate
- **Time of Payment:** One-time fee is required prior to issuance of zoning clearance and approval from the DoTM. Funds are collected by Parking Services and deposited in the Short North Special Parking Area Fund.
 - **Use of Funds:** Monies shall only be spent in the designated area and be used to address parking supply and mobility issues. Improvements and activities that increase availability, supply, and effective use of parking for residents, visitors, and employees.
 - Increasing the parking supply through shared parking agreements
 - Managing the existing parking inventory, including: residential permit parking programs, employee parking programs, enforcement, and/or mitigation of any adverse effects resulting from the implementation of such program(s)
 - Providing mobility information such as signing, marketing, and communicating the location, availability, cost, etc. of district-wide parking options
 - Technology improvement such as pay-by-cell, pay-by-plate parking kiosks, and enforcement technology such as license plate readers
 - Promoting alternative forms of transportation to reduce parking demands
 - **Neighborhood Committee:** A committee will be formed to meet annually to make a recommendation to the Public Service Director on potential projects to be funded. The committee will include representation from the Short North Alliance, VV Commission, IV Commission, Iv Society, Short North Civic, Short North Foundation, and Friends of Goodale Park.
 - **Refunds:** If a proposed development is abandoned and no construction activities are initiated within six (6) months of payment, the Administrator shall have the authority to provide a 100% refund. The applicant must submit written confirmation to BZS and DPS that the proposed development has been withdrawn and that any future proposed development will require a new site compliance plan submittal.
 - **Periodic Review of Rate:** The fee schedule will be reviewed and adjusted periodically by the Director with adjustments to the fee schedule coming in to force on July 1 of each year.
 - **Special Review:** When the R&Rs create a gross inequity for new or expansions for cultural, institutional, or affordable housing uses, the Administrator has the authority to reduce or waive the required in-lieu fee.

Appeals:

- Go to the Director of DPS, decision is final.